

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, December 15, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness, & Egley; Messrs. Bragg, Farmer, Mitch, Rosatone, Stuber & Zagorski

Absent: Ms. Charlton

Staff: Frank Mancini, Jr. Director of Planning & Economic Development  
Joseph C. West Assistant Director  
Susan M. Jamery Senior Administrative Assistant  
Frank Vesco Planning Assistant/GIS Coordinator  
William C. Evans Associate Planner  
Sara Knapp Shared Greenways & Environmental Planner

Solicitor: Attorney Sam Orr

Guests: Dan Distler of BC Conservation District, & Frank Sneizek of Rep. Gibbons Office

**Approval of previous meeting minutes**

A motion was made by Ms. Barness and seconded by Mr. Farmer to approve the minutes of the Nov 17, 2015 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted: Stormwater Management Project (Act 167) – no change in status. Floodplain – no change in status. Ohio River Trail – The RABC and ORTC are preparing an application for TAP funding for signage for a segment of trail that runs from South Heights to the West Aliquippa Bridge. Sara is assisting in the preparation of the application. The RABC will submit the grant application seeking \$60,000 for signage on the trail. Frank asked Sara to draft a letter asking BC legislators to submit a support letter for this project. Beaver County Comp Rec Plan – Frank attended the 12-9-15 meeting and briefly discussed items on the agenda. EPA Brownfields Coalition Assessment Grant – Frank informed the Board that the BOC accepted the recommendation to award the contract to SGA, however they have deferred the execution of the contract for the next Board of Commissioners. Additionally, the contract has been submitted to the Law Dept for review. GIS Update – Joe got bids for the aerial photos from Pictometry and Control Cam, as per the BOC request. Frank noted it appears that the bids are not apples vs. apples and the staff will further review. Brighton Twp Greenways Plan – no change in status. Appalachian Regional Commission (ARC) – no change in status. Freight Plan – No change in status. BC Hazardous Mitigation Update – Bill attended the 12-10-15 webinar and will attend the 12-16-15 meeting at EMS. MS4 – Sara has received 19 out of 30 responses for the joint ad. Responses are due 12-31-15. An educational PowerPoint was created and uploaded onto the BCPC webpage, to fulfill the requirements of the Education and Outreach participation component of the MS4 program for the County. BCPC 2015 Annual Report – Staff is working on the annual report and plans to have a final draft for the January meeting. 376 Partnership – Frank introduced this project – the County of Beaver, the BC Chamber of Commerce, BC CED, RABC are working together (financial commitment and efforts) (and as needed the assistance of the BCPC) to create a virtual office to help businesses who plan to create jobs and help the economy. Frank has been attending meetings for a year and will keep the Board informed. Dan Distler – Update on Shell Petrochemical Plant – Bridge over 18 is done but not being used yet. Streams are culvertized. The work city is being moved to newly paved upper area. Still working on docks, mooring areas and PennDOT project will begin soon. Duquesne Light's work is complete.

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (Major)**

Webb Lot Line Revision	Lakeview Farms V PRD	Mary Jane Lewis Plan
Big Beaver Boro 3 Lots	Center Twp 70 Lots	Economy Boro 3 Lots
Inez V. Covert Estates Plan	Jaber Consol Pl	
Greene Twp 3 Lots	New Brighton Boro 3 Lots	

After staff's review, a motion was made by Mr. Zagorski and seconded by Mr. Mitch to accept staff comments (with the revision on the Lakeview Farms V PRD letter regarding fees due) and forward to the respective municipalities. Motion carried unanimously.

**Subdivisions for Review and Report (Minor)**

Sheetz & 37 <sup>th</sup> Street Plan	Matthew L Rebrovic Trust Pl	Bachman Subdiv
Beaver Falls City	Brighton Twp	Daugherty Twp
Rome Monument Consol Pl #1	Stiger Consol Plan	Zallo Unification Pl #3
Monaca Boro	New Sewickley Twp	North Sewickley Twp

### **Proposed Land Developments**

Beaver Falls City – Sheetz Store # 152 Rebuild LD – Plans to construct a 4,722 sf building on 4<sup>th</sup> Avenue (SR 18) and 37<sup>th</sup> Street.

Center Twp – Roman Estates LD – plans to construct 7 buildings (7 units) containing a total of 34,303 sf on Brodhead Rd (SR 3007).

South Beaver Twp – Richners Auto Coach LD – plans to construct a 988 sf building on Wallace Run Road (SR 551).

After staff's review, a motion was made by Mr. Farmer and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

### **Notifications**

#### **Encroachment Permits**

Big Beaver Boro & Homewood Boros – Columbia Gas of PA – Permit for the Homewood AMRP Project.

Economy Boro – Columbia Gas of PA – Permit for the Big Sewickley Creek Rd Pipeline Relocation Project.

Greene Twp – Phil's Towing Co. Permit for Dock Construction on Ohio River near Georgetown.

North Sewickley Twp – Columbia Gas of PA – Permit for the Chapel Drive Pipeline Relocation Project.

North Sewickley Twp – North Sew Twp Water Auth – Permit for the proposed water line relocation along SR 1005 Chapel Dr

Ohioville Boro – Plenary Walsh Keystone Partners - Permit for the SR 4034, Section P30 Project – bridge replacement.

#### **NPDES Permits**

Beaver Falls City – Sheetz Inc. – Permit for the Sheets Store # 152 Rebuild.

Brighton Twp – Brighton Twp Municipal Auth – Permit for the SR 4028 Tuscarawas Rd Waterline Replacement Project.

New Brighton Boro – New Brighton Boro Sanitary Auth - Renewal Permit for their Wastewater Treatment Plant.

Potter/Center Twps – Shell Chemical Appalachia LLC – Amendment to NPDES permit for the proposed Petrochemical Complex.

#### **Solid Waste Permits**

Potter Twp – Horsehead Corp. – Additional Information re: solid waste application for residual waste landfill.

#### **Water Quality Permits**

Potter Twp – Center Twp Sanitary Auth - Permit for the Shell Pump Station Project.

#### **Other**

11-20-15 letter from CHA Companies – Norfolk Southern Railway Co proposal to construct positive train control towers along existing railroad right of way within BC. (Freedom & Rochester)

### **OTHER**

#### **Consistency/General Comment Letters - (Approval/Ratification)**

- Columbia Gas of PA – Homewood AMRP Project – Big Beaver Boro & Homewood Boros & encroachment permit (A)
  - Columbia Gas of PA – Chapel Drive Pipeline Relocation Project – North Sewickley Twp & encroachment permit (A)
  - Shell Chemical Appalachia LLC – Amend to NPDES permit – Potter/Center - Proposed Petrochemicals Complex (A)
  - Columbia Gas of PA – Big Sewickley Creek Rd Pipeline Relocation Project – Economy Boro & encroachment permit (A)
  - Sheetz Store # 152 Rebuild – Beaver Falls City - & NPDES Permit (A)
  - Plenary Walsh Keystone Partners – State Route 4034, Section P30, Ohioville Boro & encroachment permit (A)
  - Phil's Towing Company – Dock construction project – Greene Twp & encroachment permit (A)
  - Darlington Twp – Multimodal Transportation Program – SR 51 & Cannelton Rd intersection upgrade (A)
  - Greene County, PA Dept of Economic Dev - PA-WV Power Connect Project – letter of support (R)
  - Brighton Twp Municipal Auth – SR 4028 Tuscarawas Rd Waterline Replacement & NPDES permit (A)
  - North Sewickley Twp Water Auth – waterline relocation along SR 1005 Chapel Drive & encroachment permit (A)
- A motion was made by Mr. Stuber and seconded by Ms. Barness to accept/ratify the above letter and the motion carried unanimously.

#### **Misc./Informational**

- BCPC Officers for 2016 – Mr. Mancini stated that the officers will remain the same for 2016 as is customary.
- 2016 BCPC Meetings Listing – was provided in the packet.

### **Adjournment**

There being no further business, Mr. Zagorski made the motion to adjourn and Mr. Rosatone seconded. Motion carried unanimously and the meeting was adjourned.